

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2013-0226.1A**Z.A.P. DATE:** May 17, 2016**SUBDIVISION NAME:** Ring Tract-Phase 1**AREA:** 48.43 Acres**LOT(S):** 144 Total Lots**OWNER/APPLICANT:** 2013 Land Investments**AGENT:** Brown & Gray Eng.  
(Brain Grace, P. E)**ADDRESS OF SUBDIVISION:** Bob Johnson Road at West FM 1626 Road**GRIDS:** D-10-11**COUNTY:** Travis**WATERSHED:** Bear and Little Bear Creeks**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential, Open Space, Landscape, Drainage, Utility and Public ROW**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets within the subdivision.**DEPARTMENT COMMENTS:** The request is for approval of a final plat from an approved preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes standard lots for single family residences. The subdivision is composed of 144 total lots on 48.43.04 acres. Water and wastewater will be provided by the City of Austin.

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county.

Staff has not received any inquiries from anyone on this proposed subdivision.

**STAFF RECOMMENDATION:** This final plat meets all applicable state, county, and City of Austin Title 30-Land Developments Code requirements and staff recommends approval.

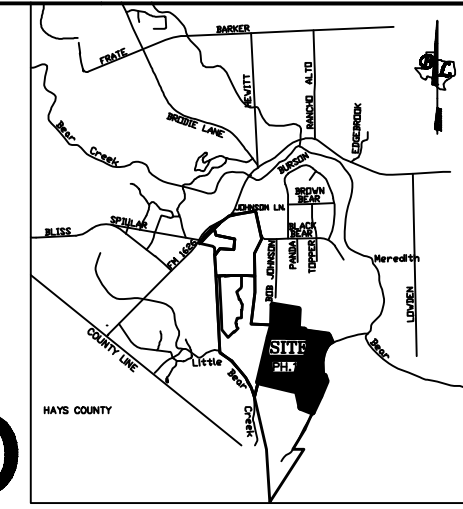
**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@traviscountytx.gov](mailto:joe.arriaga@traviscountytx.gov)

**PHONE:** 854-7562

# CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



VICINITY MAP  
(NOT TO SCALE)

**Base  
Line**

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
scott.baseline@baseline.com

RING TRACT  
PHASE ONE  
FINAL PLAT

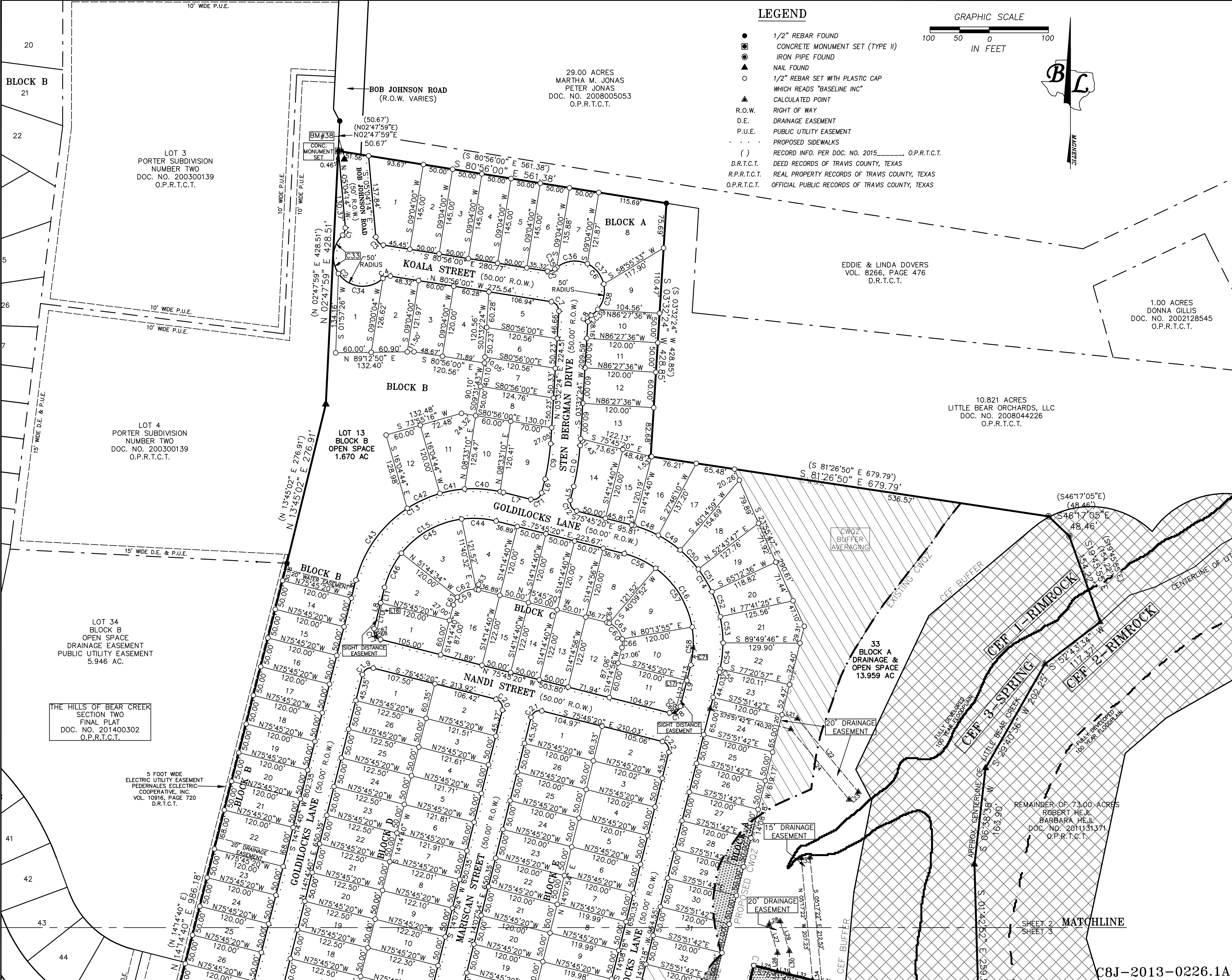
File: S:\Projects\Johnson\Drawings\Ring Phase 1 Final Plat.dwg	Scale (hor.): 1"=100'	Date: 05/10/16
Drawn By: JSL	Checked By: RLW	Revision 1:
Revision 2:	Revision 3:	Revision 4:

SHEET

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C8J-2013-0226.1A





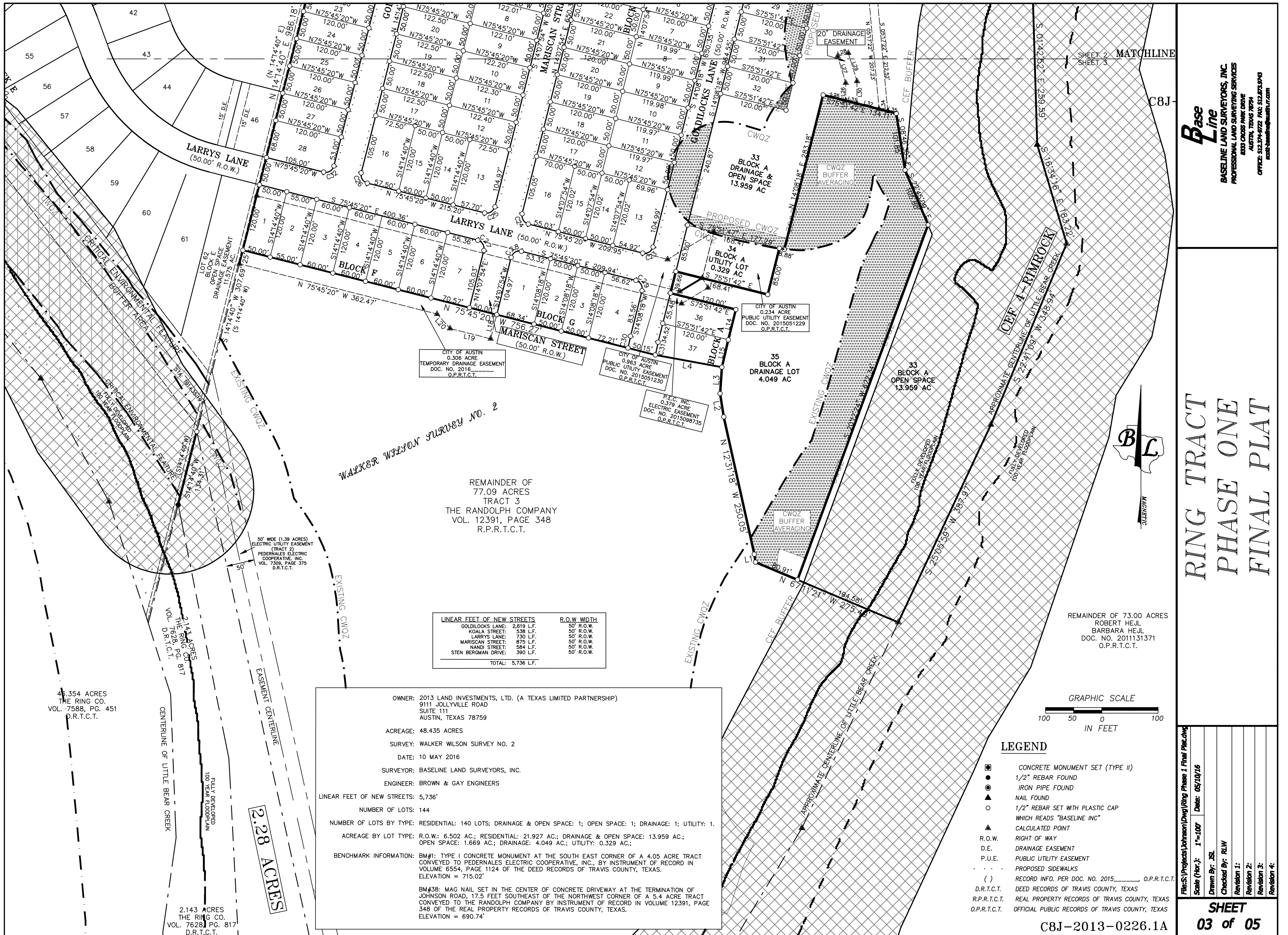
**Base Line**  
BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8833 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
OFFICE: 512.374.9722 FAX: 512.873.9743  
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**RING TRACT  
PHASE ONE  
FINAL PLAT**

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Revision 4:

**SHEET  
02 of 05**







STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT 2013 LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH GARRETT MARTIN, PRESIDENT, BEING THE OWNER OF 87.04 ACRES OUT OF THE WALKER WILSON SURVEY NUMBER 2 IN TRAVIS COUNTY, TEXAS WHICH WAS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2015133459 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE A 48.435 ACRE PORTION OF SAID 87.04 ACRE TRACT IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS "RING TRACT, PHASE ONE", SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 212.

WITNESS THE HAND OF \_\_\_\_\_, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

2013 LAND INVESTMENTS, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: GARRETT MARTIN, PRESIDENT  
2013 LAND INVESTMENTS, LTD.  
9111 JOLLYVILLE ROAD  
SUITE 111  
AUSTIN, TEXAS 78759

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARRETT MARTIN, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY:

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN'S 2 MILE ETJ ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

THOMAS WEBER, CHAIRPERSON JOLENE KIOLBASSA, SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

RODNEY GONZALEZ, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT  
ZONING AND PLATTING COMMISSION

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

I, BRIAN A. WILLIAMS, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) 48453C0590H AND 48453C0680H, BOTH DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

BRIAN A. WILLIAMS, P.E. 110415 DATE  
BROWN & GAY ENGINEERS  
700 NORTH MOPAC, SUITE 330  
AUSTIN, TEXAS 78731  
(PHONE) 512-879-0418

I, J. SCOTT LASWELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, IS TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING JANUARY 2013.

J. SCOTT LASWELL DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5583  
BASELINE LAND SURVEYORS, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
(TELE.) 512.374.9722 (FAX) 512.873.9743



IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

NOTES:

1. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES MAY BE PLACED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS OR HER SUCCESSORS AND ASSIGNS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
6. PRIOR TO ADDITIONAL CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

NOTES: (CONTINUED)

8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH APPLICABLE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
9. ELECTRIC SERVICE IS BEING PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
10. PEDERNALES ELECTRIC COOPERATIVE, INC. HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. PEDERNALES ELECTRIC COOPERATIVE, INC. WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE, INC. WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN (10) FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
13. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURES ARE CONNECTED TO THE AUSTIN WATER UTILITY'S WATER AND WASTEWATER UTILITY SYSTEM.
14. PRIOR TO CONSTRUCTION OF THIS SUBDIVISION DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN ND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
15. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
16. LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS TO SERVE EACH LOT.
17. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMITS.
18. THIS PROPERTY IS LOCATED WITHIN THE CITY OF AUSTIN'S 2 MILE ETJ.
19. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE.
20. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF UTILITY COMPANY.
21. ALL STREETS ARE PUBLIC.
22. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.
23. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC.
24. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
25. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
26. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES SO THAT NO SUCH FACILITY WILL BE LOCATED WITHIN 50 FEET OF A RESIDENTIAL STRUCTURE.
27. WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.
28. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
29. ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, EXCEPT FOR LOT 34, BLOCK A, WHICH SHALL BE OWNED AND MAINTAINED BY THE CITY OF AUSTIN.
30. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOC NO. 2013208468 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
31. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN RECORDED IN DOC NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
32. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
33. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
34. A FEE IN LIEU OF PARKLAND DEDICATION WAS PAID TO TRAVIS COUNTY PER TITLE 30 FOR 140 DWELLING UNITS.
35. CRITICAL WATER QUALITY ZONE (CWQZ) AVERAGING  
RING TRACT PHASE ONE  
EXISTING CWQZ AREA: 14.43 ACRES  
TOTAL REDUCTION AREA: 2.51 ACRES  
TOTAL EXPANSION AREA: 2.00 ACRES  
  
FUTURE RING TRACT PHASE TWO  
EXISTING CWQZ AREA: 19.59 ACRES  
AVERAGED CWQZ AREA FOR FUTURE RING TRACT PHASE TWO TO BE A MINIMUM NET INCREASE OF 0.51 ACRES.
36. THE FULLY DEVELOPED 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT OF RECORD IN DOC. NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WATER LINES AND WASTEWATER LINES EASEMENT NOTES

EASEMENT DURATION - PERPETUAL  
EASEMENT PURPOSE - TO INSTALL, CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, MODIFY, UPGRADE, MONITOR, INSPECT, REPLACE, MAKE CONNECTIONS WITH, REMOVE, AND DECOMMISSION THE FACILITIES.  
FACILITIES - RAW RECLAIMED AND POTABLE WATER LINES AND WASTEWATER LINES, AND ASSOCIATED APPURTENANCES.  
PERMITTED ENCUMBRANCES - ANY EASEMENTS, LIENS, ENCUMBRANCES, AND OTHER MATTERS NOT SUBORDINATED TO THE EASEMENT TRACT AND OF RECORD IN THE REAL PROPERTY RECORDS OF THE TEXAS COUNTY IN WHICH THE EASEMENT TRACT IS LOCATED THAT ARE VALID, EXISTING, AND AFFECT THE EASEMENT TRACT AS OF THE DATE.  
NON-PERMITTED ACTIVITY - INSTALLATION, CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, UPGRADE, AND REPLACEMENT OF ANY STRUCTURE, BUILDING, RETAINING WALL, DETENTION OR WATER QUALITY CONTROLS, RAINWATER HARVESTING SYSTEM, TREE, OR OTHER SIMILAR IMPROVEMENT EITHER ABOVE OR BELOW THE SURFACE OF THE EASEMENT TRACT.  
ELIGIBLE IMPROVEMENTS - ASPHALT OR CONCRETE WALKWAYS, DRIVEWAYS, ACCESS ROADS, AND PARKING AREAS AT GRADE LEVEL, AND BARBED-WIRE, CHAIN LINK OR WOODEN FENCES.



LOT AREA TABLE

S.F.=SQUARE FEET

BLOCK A		BLOCK D	
LOT 1	10,907 S.F.	LOT 1	7,344 S.F.
LOT 2	7,250 S.F.	LOT 2	7,281 S.F.
LOT 3	7,250 S.F.	LOT 3	6,078 S.F.
LOT 4	7,250 S.F.	LOT 4	6,083 S.F.
LOT 5	7,250 S.F.	LOT 5	6,088 S.F.
LOT 6	7,207 S.F.	LOT 6	6,093 S.F.
LOT 7	6,186 S.F.	LOT 7	6,098 S.F.
LOT 8	14,276 S.F.	LOT 8	6,103 S.F.
LOT 9	7,480 S.F.	LOT 9	6,108 S.F.
LOT 10	5,869 S.F.	LOT 10	6,113 S.F.
LOT 11	6,000 S.F.	LOT 11	6,118 S.F.
LOT 12	7,200 S.F.	LOT 12	6,122 S.F.
LOT 13	8,561 S.F.	LOT 13	8,665 S.F.
LOT 14	7,988 S.F.	LOT 14	6,000 S.F.
LOT 15	6,000 S.F.	LOT 15	6,000 S.F.
LOT 16	7,531 S.F.	LOT 16	8,651 S.F.
LOT 17	9,282 S.F.	LOT 17	6,125 S.F.
LOT 18	8,356 S.F.	LOT 18	6,125 S.F.
LOT 19	7,066 S.F.	LOT 19	6,125 S.F.
LOT 20	6,989 S.F.	LOT 20	6,125 S.F.
LOT 21	7,810 S.F.	LOT 21	6,125 S.F.
LOT 22	7,188 S.F.	LOT 22	6,125 S.F.
LOT 23	6,109 S.F.	LOT 23	6,125 S.F.
LOT 24	7,200 S.F.	LOT 24	6,125 S.F.
LOT 25	6,000 S.F.	LOT 25	6,125 S.F.
LOT 26	6,000 S.F.	LOT 26	6,125 S.F.
LOT 27	6,000 S.F.	BLOCK E	
LOT 28	6,000 S.F.		
LOT 29	6,000 S.F.		
LOT 30	6,000 S.F.		
LOT 31	6,000 S.F.		
LOT 32	6,000 S.F.		
LOT 33	(OPEN SPACE) 608,054 S.F.		
LOT 34	(UTILITY LOT) 14,315 S.F.		
LOT 35	(DRAINAGE) 176,374 S.F.		
LOT 36	6,658 S.F.		
LOT 37	6,451 S.F.		
BLOCK B		BLOCK F	
LOT 1	7,896 S.F.	LOT 1	6,000 S.F.
LOT 2	7,620 S.F.	LOT 2	6,600 S.F.
LOT 3	7,211 S.F.	LOT 3	7,200 S.F.
LOT 4	7,930 S.F.	LOT 4	7,200 S.F.
LOT 5	7,195 S.F.	LOT 5	7,200 S.F.
LOT 6	6,028 S.F.	LOT 6	7,200 S.F.
LOT 7	6,124 S.F.	LOT 7	8,406 S.F.
LOT 8	6,369 S.F.	BLOCK G	
LOT 9	8,821 S.F.		
LOT 10	7,287 S.F.		
LOT 11	8,535 S.F.		
LOT 12	7,378 S.F.		
LOT 13	(OPEN SPACE) 72,748 S.F.		
LOT 14	6,011 S.F.		
LOT 15	5,989 S.F.		
LOT 16	6,000 S.F.		
LOT 17	6,000 S.F.		
LOT 18	6,000 S.F.	BLOCK C	
LOT 19	6,000 S.F.		
LOT 20	6,000 S.F.		
LOT 21	6,000 S.F.		
LOT 22	8,160 S.F.		
LOT 23	6,000 S.F.		
LOT 24	6,000 S.F.		
LOT 25	6,000 S.F.		
LOT 26	6,000 S.F.		
LOT 27	6,000 S.F.		
LOT 28	8,112 S.F.		

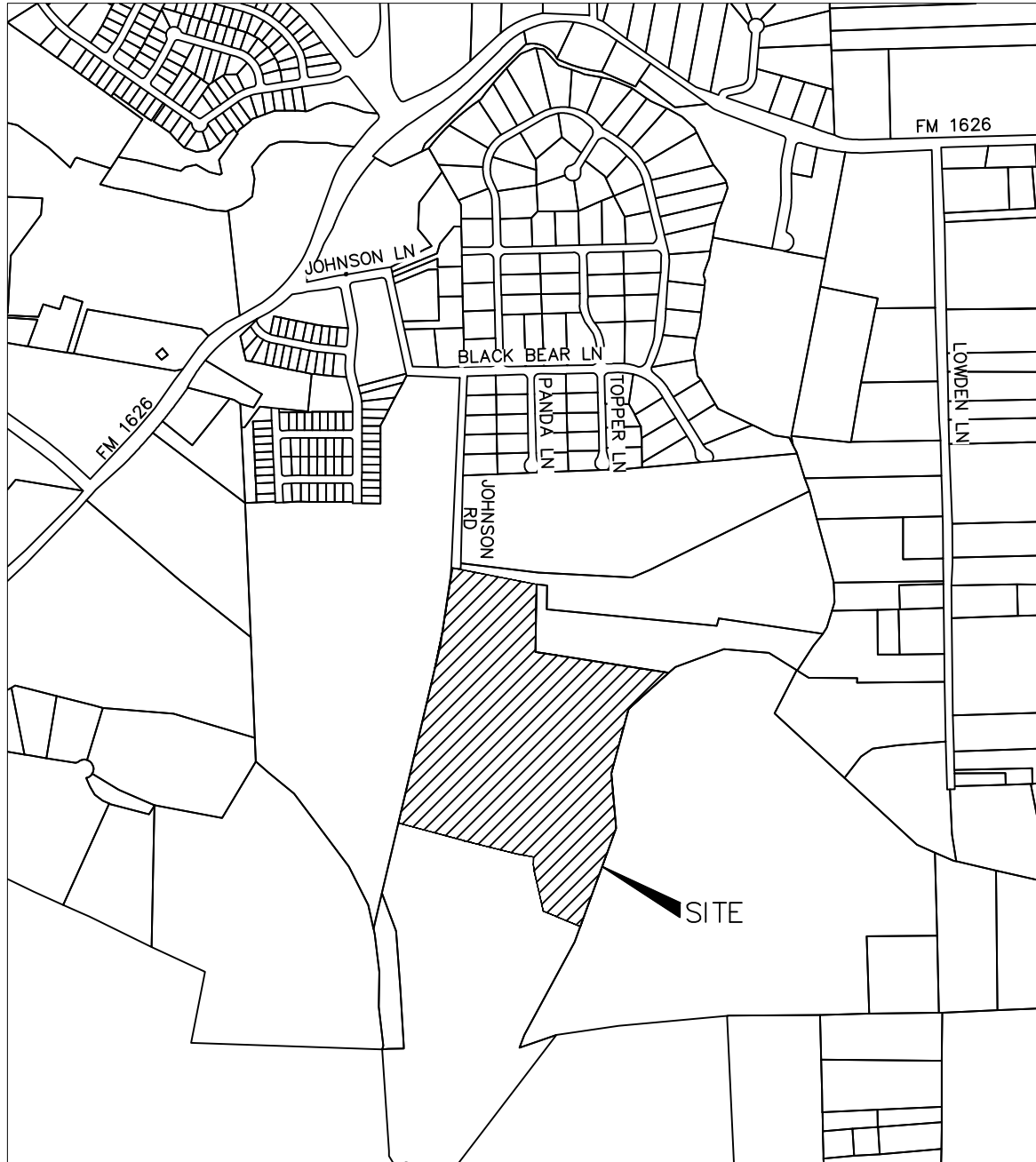
ASSUMED IMPERVIOUS COVER

S.F.=SQUARE FEET

BLOCK A			BLOCK D		
LOT 1	3,500	S.F.	LOT 1	2,500	S.F.
LOT 2	2,500	S.F.	LOT 2	2,500	S.F.
LOT 3	2,500	S.F.	LOT 3	2,500	S.F.
LOT 4	2,500	S.F.	LOT 4	2,500	S.F.
LOT 5	2,500	S.F.	LOT 5	2,500	S.F.
LOT 6	2,500	S.F.	LOT 6	2,500	S.F.
LOT 7	2,500	S.F.	LOT 7	2,500	S.F.
LOT 8	3,500	S.F.	LOT 8	2,500	S.F.
LOT 9	2,500	S.F.	LOT 9	2,500	S.F.
LOT 10	2,500	S.F.	LOT 10	2,500	S.F.
LOT 11	2,500	S.F.	LOT 11	2,500	S.F.
LOT 12	2,500	S.F.	LOT 12	2,500	S.F.
LOT 13	2,500	S.F.	LOT 13	2,500	S.F.
LOT 14	2,500	S.F.	LOT 14	2,500	S.F.
LOT 15	2,500	S.F.	LOT 15	2,500	S.F.
LOT 16	2,500	S.F.	LOT 16	2,500	S.F.
LOT 17	2,500	S.F.	LOT 17	2,500	S.F.
LOT 18	2,500	S.F.	LOT 18	2,500	S.F.
LOT 19	2,500	S.F.	LOT 19	2,500	S.F.
LOT 20	2,500	S.F.	LOT 20	2,500	S.F.
LOT 21	2,500	S.F.	LOT 21	2,500	S.F.
LOT 22	2,500	S.F.	LOT 22	2,500	S.F.
LOT 23	2,500	S.F.	LOT 23	2,500	S.F.
LOT 24	2,500	S.F.	LOT 24	2,500	S.F.
LOT 25	2,500	S.F.	LOT 25	2,500	S.F.
LOT 26	2,500	S.F.	LOT 26	2,500	S.F.
LOT 27	2,500	S.F.			
LOT 28	2,500	S.F.	BLOCK E		
LOT 29	2,500	S.F.	LOT 1	2,500	S.F.
LOT 30	2,500	S.F.	LOT 2	2,500	S.F.
LOT 31	2,500	S.F.	LOT 3	2,500	S.F.
LOT 32	2,500	S.F.	LOT 4	2,500	S.F.
LOT 33	0	S.F.	LOT 5	2,500	S.F.
LOT 34	6,155	S.F.	LOT 6	2,500	S.F.
LOT 35	5,947	S.F.	LOT 7	2,500	S.F.
LOT 36	2,500	S.F.	LOT 8	2,500	S.F.
LOT 37	2,500	S.F.	LOT 9	2,500	S.F.
BLOCK B			LOT 10	2,500	S.F.
LOT 1	2,500	S.F.	LOT 11	2,500	S.F.
LOT 2	2,500	S.F.	LOT 12	2,500	S.F.
LOT 3	2,500	S.F.	LOT 13	2,500	S.F.
LOT 4	2,500	S.F.	LOT 14	2,500	S.F.
LOT 5	2,500	S.F.	LOT 15	2,500	S.F.
LOT 6	2,500	S.F.	LOT 16	2,500	S.F.
LOT 7	2,500	S.F.	LOT 17	2,500	S.F.
LOT 8	2,500	S.F.	LOT 18	2,500	S.F.
LOT 9	2,500	S.F.	LOT 19	2,500	S.F.
LOT 10	2,500	S.F.	LOT 20	2,500	S.F.
LOT 11	2,500	S.F.	LOT 21	2,500	S.F.
LOT 12	2,500	S.F.	LOT 22	2,500	S.F.
LOT 13	0	S.F.	LOT 23	2,500	S.F.
LOT 14	2,500	S.F.	LOT 24	2,500	S.F.
LOT 15	2,500	S.F.	LOT 25	2,500	S.F.
LOT 16	2,500	S.F.	LOT 26	2,500	S.F.
LOT 17	2,500	S.F.	BLOCK F		
LOT 18	2,500	S.F.	LOT 1	2,500	S.F.
LOT 19	2,500	S.F.	LOT 2	2,500	S.F.
LOT 20	2,500	S.F.	LOT 3	2,500	S.F.
LOT 21	2,500	S.F.	LOT 4	2,500	S.F.
LOT 22	2,500	S.F.	LOT 5	2,500	S.F.
LOT 23	2,500	S.F.	LOT 6	2,500	S.F.
LOT 24	2,500	S.F.	LOT 7	2,500	S.F.
LOT 25	2,500	S.F.	BLOCK G		
LOT 26	2,500	S.F.	LOT 1	2,500	S.F.
LOT 27	2,500	S.F.	LOT 2	2,500	S.F.
LOT 28	2,500	S.F.	LOT 3	2,500	S.F.
BLOCK C			LOT 4	2,500	S.F.
LOT 1	2,500	S.F.	ROADWAY IMPERVIOUS COVER		
LOT 2	2,500	S.F.	223,935 S.F.		
LOT 3	2,500	S.F.	TOTAL LOT IMPERVIOUS COVER		
LOT 4	2,500	S.F.	364,102 S.F.		
LOT 5	2,500	S.F.	TOTAL IMPERIOUS COVER		
LOT 6	2,500	S.F.	INCLUDING ROADWAYS		
LOT 7	2,500	S.F.	588,037 S.F.		
LOT 8	2,500	S.F.			
LOT 9	2,500	S.F.			
LOT 10	2,500	S.F.			
LOT 11	2,500	S.F.			
LOT 12	2,500	S.F.			
LOT 13	2,500	S.F.			
LOT 14	2,500	S.F.			
LOT 15	2,500	S.F.			
LOT 16	2,500	S.F.			

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 08°40'35" W	14.36'
L2	N 09°01'48" W	41.98'
L3	N 03°57'52" E	47.02'
L4	N 79°34'10" W	120.41'
L5	N 14°14'40" E	24.11'
L6	N 14°14'40" E	24.11'
L7	N 75°45'20" W	47.86'
L8	N 14°14'40" E	72.00'
L9	N 14°08'18" E	72.26'
L10	N 14°14'40" E	45.00'
L11	N 14°14'40" E	27.00'
L12	N 14°08'18" E	44.97'
L13	N 14°08'18" E	27.29'
L14	S 14°08'18" W	55.48'
L15	S 13°04'42" W	49.92'
L16	S 09°53'29" W	84.55'
L17	N 16°10'15" E	113.79'
L18	S 14°14'40" W	44.15'
L19	N 75°45'20" W	74.37'
L20	N 42°03'52" W	34.52'
L21	S 75°51'42" E	26.73'
L22	S 39°41'47" E	161.33'
L23	S 50°18'13" W	20.00'
L24	N 39°41'47" W	154.80'
L25	S 75°51'46" E	41.19'
L26	N 00°13'17" E	31.45'
L27	N 16°57'10" W	49.52'
L28	N 73°02'50" E	20.00'
L29	S 16°57'10" E	52.54'
L30	S 00°13'17" W	39.43'
L31	S 75°51'46" E	20.60'
L32	S 75°51'46" E	40.70'
L33	S 84°42'38" W	15.00'
L34	S 75°51'46" E	15.91'
L35	S 75°51'46" E	15.71'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00	13.62	52°01'12"	N 20°56'22" E	13.16
C2	50.00	156.99	179°54'11"	S 43°00'07" E	100.00
C3	15.00	19.86	75°51'46"	S 43°00'07" E	18.44
C4	15.00	13.62	52°01'12"	S 73°03'24" W	13.16
C5	15.00	13.61	51°59'37"	N 73°04'12" E	13.15
C6	50.00	165.69	189°51'41"	N 37°59'46" W	99.63
C7	15.00	22.12	84°28'23"	N 38°41'48" W	20.17
C8	15.00	13.62	52°01'12"	S 29°33'00" W	13.16
C9	325.00	60.72	10°42'17"	N 08°53'32" E	60.63
C10	375.00	70.06	10°42'17"	N 08°53'32" E	69.96
C11	15.00	23.56	90°00'00"	N 59°14'40" E	21.21
C12	15.00	23.56	90°00'00"	S 30°45'20" E	21.21
C13	205.00	322.01	90°00'00"	S 59°14'40" W	289.91
C14	205.00	321.63	89°53'38"	N 30°48'31" W	289.65
C15	155.00	243.47	90°00'00"	S 59°14'40" W	219.20
C16	155.00	243.19	89°53'38"	N 30°48'31" W	219.00
C17	15.00	23.56	90°00'00"	S 30°45'20" E	21.21
C18	15.00	23.59	90°06'22"	N 59°11'29" E	21.23
C19	15.00	23.56	90°00'00"	S 59°14'40" W	21.21
C20	15.00	23.53	89°53'14"	N 30°48'43" W	21.19
C21	15.00	23.59	90°06'46"	S 59°11'17" W	21.23
C22	15.00	23.53	89°53'38"	N 30°48'31" W	21.19
C23	15.00	23.59	90°06'22"	N 59°11'29" E	21.23
C24	15.00	23.53	89°53'14"	S 30°48'43" E	21.19
C25	15.00	23.59	90°06'46"	N 59°11'17" E	21.23
C26	15.00	23.56	90°00'00"	S 30°45'20" E	21.21
C27	15.00	23.53	89°53'14"	N 30°48'43" W	21.19
C28	15.00	23.59	90°06'46"	S 59°11'17" W	21.23
C29	15.00	23.53	89°53'38"	N 30°48'31" W	21.19
C30	370.00	21.48	03°19'35"	S 12°28'31" W	21.48
C31	320.00	23.20	04°09'11"	S 12°14'11" W	23.19
C32	15.00	23.56	90°00'00"	N 59°14'40" E	21.21
C33	50.00	71.17	81°33'30"	S 06°10'13" W	65.31
C34	50.00	85.82	98°20'40"	S 83°46'52" E	75.67
C35	50.00	4.42	05°03'36"	S 49°36'12" W	4.41
C36	50.00	54.60	62°34'00"	S 83°24'31" W	51.93
C37	50.00	45.72	52°23'26"	N 39°01'59" W	44.14
C38	50.00	45.72	52°23'26"	N 13°21'26" E	44.14
C39	50.00	15.15	17°21'29"	N 48°00'11" E	15.09
C40	205.00	60.39	16°52'41"	N 85°45'31" W	60.17
C41	205.00	42.51	11°52'53"	S 79°51'42" W	42.43
C42	205.00	60.89	17°01'07"	S 65°24'42" W	60.67
C43	205.00	152.63	42°39'28"	S 35°34'25" W	149.13
C44	155.00	58.61	21°39'50"	N 86°35'15" W	58.26
C45	155.00	119.91	44°19'24"	S 60°25'08" W	116.94
C46	155.00	64.96	24°00'45"	S 26°15'03" W	64.49
C47	205.00	4.19	01°10'19"	N 75°10'10" W	4.19
C48	205.00	44.20	12°21'10"	N 68°24'26" W	44.11
C49	205.00	44.65	12°28'49"	N 55°59'26" W	44.57
C50	205.00	44.65	12°28'49"	N 43°30'37" W	44.57
C51	205.00	44.65	12°28'49"	N 31°01'48" W	44.57
C52	205.00	44.65	12°28'49"	N 18°32'59" W	44.57
C53	205.00	44.65	12°28'49"	N 06°04'10" W	44.57
C54	205.00	44.65	12°28'49"	N 06°24'39" E	44.57
C55	205.00	5.32	01°29'15"	N 13°23'41" E	5.32
C56	155.00	58.61	21°39'50"	N 86°35'24" W	58.26
C57	155.00	119.91	44°19'24"	N 31°55'47" W	116.94
C58	155.00	64.67	23°54'23"	N 02°11'07" E	64.21
C59	35.00	54.98	90°00'00"	S 59°14'40" W	49.50
C60	35.00	54.91	89°53'38"	N 30°48'31" W	49.45
C61	35.00	14.67	24°00'45"	S 26°15'03" W	14.56
C62	35.00	36.20	59°15'17"	S 67°53'04" W	34.60
C63	35.00	4.11	06°43'58"	N 79°07'19" W	4.11
C64	35.00	4.11	06°43'58"	N 72°23'21" W	4.11
C65	35.00	36.20	59°15'17"	N 39°23'43" W	34.60
C66	35.00	14.60	23°54'23"	N 02°11'07" E	14.50
C67	15.00	14.42	55°05'50"	N 13°18'15" W	13.88
C68	15.00	9.14	34°54'10"	N 58°18'15" W	9.00
C69	15.00	8.75	33°26'05"	S 87°31'38" W	8.63
C70	15.00	14.84	56°40'17"	S 42°28'27" W	14.24
C71	155.00	29.10	10°45'19"	S 08°45'39" W	29.05



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TBPE Registration No. F-1046

VICINITY MAP  
RING TRACT PHASE ONE  
AUSTIN, TX

Scale:  
N.T.S.

Job No.:  
3627

Date:  
10/1/2015

Drawn By:  
DH